



BOARD OF ZONING ADJUSTMENTS

Draft Agenda

July 13, 2015

MEETING INFORMATION

Location

City Council Chambers

1st Floor, City Hall
1300 Perdido Street
New Orleans, Louisiana

Time

10:00 a.m.
*Decision Appeals are heard
after 1 p.m.*

Board Members

Candice M. Forest – Chair

Todd C. James – Vice Chair

Denise C. Puente

Andrew P. Sanchez, Jr.

Thomas McCall Screen

Jaime Ramiro Diaz

The general public cannot speak
with the members personally.

The Board of Zoning Adjustments consists of seven citizen members appointed by the Mayor and approved by the City Council. The City Charter grants the Board the power to permit exceptions to or variations from the City's zoning regulations and to hear decision appeals from the Director of the Department of Safety and Permits in accordance with the principles, conditions, and procedures set forth in Article 14 of the City's Comprehensive Zoning Ordinance. The decision made by the Board will be provided in the form of a resolution. The resolution should be produced by **July 23, 2015**.

General Rules of Order

Robert's Rules of Order govern the conduct of the meeting. Any member of the public may speak on any matter before the Board. If you wish to appear before the Board, please fill out a Speaker Card and place it in the Lucite box in the far wall in the Council Chambers. When you are recognized by the Chairperson, state your name and address and speak directly into the microphone.

Appeals

Any person or persons, or any officer, department, commission, board, bureau, or any other agency of the City of New Orleans jointly or singularly aggrieved by any decision of the Board of Zoning Adjustments may present to the Civil District Court of the Parish of Orleans, within thirty (30) days after filing of the decision in the office of the Board, a writ of certiorari asking for such relief and under such rules and regulations as are provided for such matters in appropriate legislation of the State of Louisiana.

This is the Draft Agenda

Should you wish to view an application you may do so online at onestopapp.nola.gov. The requested waivers are subject to change prior to the hearing. Should you wish to submit comments on any of the matters included in the agenda, you may do so in the following ways:

e-mail – CPCinfo@nola.gov or the planner listed on the agenda
Mail – 1300 Perdido Street Room 7W03, New Orleans, Louisiana 70112
Fax – 504-658-7032

All written correspondence should include the docket number and be made to the attention of the Staff of the Board of Zoning Adjustments. The deadline for public comment is **no later than 5:00 p.m. on the Monday before the meeting.**

- A. Call to Order, Roll Call, Adoption of Minutes, Communications and Reading of Hearing Rules
- B. Election of Officers
- C. BZA Dockets – Unfinished Business

ITEM 1 – Docket Number: 014-15

Applicant or Agent: Theodore L. Wong
Property Location: 4714 Coliseum Street **Zip:** 70115
Bounding Streets: Coliseum St., Valence St., Chestnut St., & Bordeaux St.
Zoning District: RD-2 Two-Family Residential District
Historic District: N/A **Planning District:** 3
Existing Use: Single-Family Residence **Square Number:** 293
Proposed Use: Single-Family Residence **Lot Number:** 16
Project Planner: Brooke Perry (btperry@nola.gov)

Request Citation: This request is for variances from the provisions of Article 15, Section 15.2.3, and Article 15, Section 15.6.6 of the Comprehensive Zoning Ordinance.

Request: This request is to permit one (1) parking space in the front yard and excessive paving of the required front yard area. **(AFTER THE FACT)**

Requested Waivers:

Section 15.2.3 – Parking in Front Yards

Required: 0 Spaces Provided: 1 Space Waiver: 1 Space

Section 15.6.6 – Limitation of Pavement of Required Front Yard Areas

Required: ≤ 40% Provided: 61% (267 sq. ft.) Waiver: 21% (91 sq. ft.)



ITEM 2 – Docket Number: 063-15

Applicant or Agent: Mark Schreiner
Property Location: 4224 Fontainebleau Drive **Zip:** 70115
Bounding Streets: S. Salcedo, S. Gayoso St., Jena St. and Fontainebleau Dr.
Zoning District: RD-2 Two-Family Residential District
Historic District: N/A **Planning District:** 3
Existing Use: Vacant Lot **Square Number:** 192
Proposed Use: Single-Family Residence **Lot Number:** 14
Project Planner: Valerie McMillan (vamcmillan@nola.gov)

Request Citation: This request is for variances from the provisions of Article 4, Section 4.5.7 (Table 4.E) of the Comprehensive Zoning Ordinance.

Request: This request is to permit the construction of a single-family residence with insufficient minimum lot width and insufficient minimum lot area.

Requested Waivers:**Section 4.5.7 (Table 4.E) – Lot Width Requirements (Single-Family Dwelling)**

Required: 40' Provided: 30' Waiver: 10'

Section 4.5.7 (Table 4.E) – Lot Area Requirements (Single-Family Dwelling)

Required: 4,400 sq. ft. Provided: 3,600 sq. ft. Waiver: 800 sq. ft.

**ITEM 3 – Docket Number: 064-15**

Applicant or Agent: Mark Schreiner
Property Location: 4224 Fontainebleau Drive **Zip:** 70115
Bounding Streets: S. Salcedo, S. Gayoso St., Jena St. and Fontainebleau Dr.
Zoning District: RD-2 Two-Family Residential District
Historic District: N/A **Planning District:** 3
Existing Use: Vacant Lot **Square Number:** 192
Proposed Use: Single-Family Residence **Lot Number:** 13
Project Planner: Valerie McMillan (vamcmillan@nola.gov)

Request Citation: This request is for variances from the provisions of Article 4, Section 4.5.7 (Table 4.E) of the Comprehensive Zoning Ordinance.

Request: This request is to permit the construction of a single-family residence with insufficient minimum lot width and insufficient minimum lot area.

Requested Waivers:**Section 4.5.7 (Table 4.E) – Lot Width Requirements (Single-Family Dwelling)**

Required: 40' Provided: 30' Waiver: 10'

Section 4.5.7 (Table 4.E) – Lot Area Requirements (Single-Family Dwelling)

Required: 4,400 sq. ft. Provided: 3,600 sq. ft. Waiver: 800 sq. ft.



ITEM 4 – Docket Number: 067-15

Applicant or Agent: Matthew Osborne, Steve Goulet
Property Location: 7041 Roy Street **Zip:** 70124
Bounding Streets: Roy St., New Orleans - Hammond Hwy., Fleur De Lis Dr., & Hay Pl.
Zoning District: LRS-1 Lakeview Single-Family Residential District
Historic District: N/A **Planning District:** 5
Existing Use: Vacant Lot **Square Number:** 25
Proposed Use: Single-Family Residence **Lot Number:** 31-A
Project Planner: Brooke Perry (btperry@nola.gov)

Request Citation: This request is for a variance from the provisions of Article 9A, Section 9A.1.8 of the Comprehensive Zoning Ordinance

Request: This request is to permit one (1) parking space in the required corner lot front yard.

Requested Waiver:**Section 9A.1.8. – Parking in Front Yards**

Permitted: 0 Proposed: 1 Space Waiver: 1 Space

**ITEM 5 – Docket Number: 068-15**

Applicant or Agent: Charles Neyrey, McDonogh 31, LLC
Property Location: 800-830 N. Lopez Street **Zip:** 70119
Bounding Streets: St. Ann St., N. Lopez St., N. Rendon St., Dumaine St.
Zoning District: RD-3 Two-Family Residential District
Historic District: Esplanade Ridge **Planning District:** 4
Existing Use: Vacant Lot **Square Number:** 431
Proposed Use: Single-Family Residence **Lot Number:** 19
Project Planner: Brooke Perry (btperry@nola.gov)

Request Citation: This request is for variances from the provisions of Article 4, Section 4.6.7 (Table 4.F) of the Comprehensive Zoning Ordinance.

Request: This request is to permit the construction of a single-family residence with insufficient minimum lot area, insufficient minimum depth of front yard, and insufficient minimum corner side yard width.

Requested Waivers:**Section 4.6.7 (Table 4.F) – Minimum Lot Area**

Required: 3,600 sq. ft. Provided: 3,080 sq. ft. Waiver: 520 sq. ft.

Section 4.6.7 (Table 4.F) – Minimum Depth of Front Yard

Required: 20' Provided: 5' Waiver: 15'

Section 4.6.7 (Table 4.F) – Minimum Corner Side Yard Width

Required: 3'-9" Provided: 3' Waiver: 9"



ITEM 6 – Docket Number: 069-15

Applicant or Agent: Charles Neyrey, McDonogh 31, LLC
Property Location: 800-830 N. Lopez Street **Zip:** 70119
Bounding Streets: St. Ann St., N. Lopez St., N. Rendon St., Dumaine St.
Zoning District: RD-3 Two-Family Residential District
Historic District: Esplanade Ridge **Planning District:** 4
Existing Use: Vacant Lot **Square Number:** 431
Proposed Use: Single-Family Residence **Lot Number:** 20
Project Planner: Brooke Perry (btperry@nola.gov)

Request Citation: This request is for variances from the provisions of Article 4, Section 4.6.7 (Table 4.F) of the Comprehensive Zoning Ordinance.

Request: This request is to permit the construction of a single-family residence with insufficient minimum lot area and insufficient minimum depth of front yard.

Requested Waivers:**Section 4.6.7 (Table 4.F) – Minimum Lot Area**

Required: 3,600 sq. ft. Provided: 3,078 sq. ft. Waiver: 522 sq. ft.

Section 4.6.7 (Table 4.F) – Minimum Depth of Front Yard

Required: 20' Provided: 6' Waiver: 14'

**ITEM 7 – Docket Number: 079-15**

Applicant or Agent: Johann L. Palacios
Property Location: 4628 Demontluzin Street **Zip:** 70122
Bounding Streets: Demontluzin St., Lombard St., Franklin Ave., & Carnot St.
Zoning District: RS-2 Single-Family Residential District
Historic District: N/A **Planning District:** 6
Existing Use: Single-Family Residence **Square Number:** 20
Proposed Use: Single-Family Residence **Lot Number:** 9,10
Project Planner: Kelly Butler (kgbutler@nola.gov)

Request Citation: This request is for variances from the provisions of **Article 15, Section 15.5.9.4** and **Article 15, Section 15.6.1** of the Comprehensive Zoning Ordinance.

Request:

This request is to permit the construction of an accessory structure with insufficient minimum width of a side yard and permit the placement of a fence with excessive height. **(AFTER THE FACT)**

Requested Waivers:**Section 15.5.9.4 –Side Yards (Accessory Structures –Side Yard Lot Line)**

Required: 3' Provided: 0' Waiver: 3'

Section 15.6.1 – Fences

Permitted: 7' Provided: 8' Waiver: 1'

ITEM 8 – Docket Number: 080-15**WITHDRAWN**

Applicant or Agent: Tristan Bennett
Property Location: 1440-1442 Annette Street **Zip:** 70116
Bounding Streets: Annette St., N. Robertson St., N Villere St., & St. Bernard Ave.
Zoning District: HMR-3 Historic Marigny/Treme Residential District
Historic District: N/A **Planning District:** 4
Existing Use: Single-Family Residence **Square Number:** 623
Proposed Use: Two Single-Family Residences **Lot Number:** 19
Project Planner: Nicholas J. Kindel (njkindel@nola.gov)

Request Citation: This request is for a variance from the provisions of Article 1, Section 1.4 of the Comprehensive Zoning Ordinance.

Request: This request is to permit the establishment of two (2) single-family residences on one lot of record.

Requested Waiver:**Section 1.4 – Location on a Lot Required**

Permitted: 1 Main Use Provided: 2 Main Uses

Waiver: 1 Main Use

**ITEM 9 – Docket Number: 081-15**

Applicant or Agent: 515 Toulouse, L.L.C., Harry Baker Smith Architects II
Property Location: 515-531 Toulouse St., 516-520 Wilkinson St. **Zip:** 70130
Bounding Streets: Toulouse St., Decatur St., Chartres St., & Wilkinson St.
Zoning District: VCC-2 Vieux Carre Commercial District
Historic District: N/A **Planning District:** 1b
Existing Use: Vacant Mixed-Use **Square Number:** 26
Proposed Use: Commercial/Residential (25 units) **Lot Number:** 10, 11, 12, 16, B, A
Project Planner: Dubravka Gilic (dgilic@nola.gov)

Request Citation: This request is for a variance from the provisions of Article 8, Section 8.5.7 (Table 8.D) of the Comprehensive Zoning Ordinance.

Request: This request is to permit the renovation of an existing building to a mixed-use structure with excessive height and with insufficient minimum lot area per dwelling unit.

Requested Waivers:**Section 8.5.7 (Table 8.D) – Maximum Height**

Required: 50 feet

Provided: 55 feet

Waiver: 5 feet

Section 8.5.7 (Table 8.D) – Minimum Lot Area per Dwelling Unit

Required 800 sq. ft.

Provided: 593 sq. ft.

Waiver: 207 sq. ft. (for 516 Wilkinson)

Section 8.5.7 (Table 8.D) – Minimum Lot Area per Dwelling Unit

Required 800 sq. ft.

Provided: 685 sq. ft.

Waiver: 115 sq. ft. (for 515 Toulouse)



ITEM 10 – Docket Number: 085-15

Applicant or Agent: D-Barlo, L.L.C., John T. Campo, Jr.
Property Location: 744 St. Charles Avenue **Zip:** 70130
Bounding Streets: St. Charles Ave., Church St., Girod St., & Julia St.
Zoning District: CBD-7 Central Business District
Historic District: Lafayette Square **Planning District:** 1a
Existing Use: Vacant Office Building **Square Number:** 180
Proposed Use: Hotel **Lot Number:** 5, 6
Project Planner: Arlen D. Brunson (adbrunson@nola.gov)

Request Citation: This request is for a variance from the provisions of Article 15, Section 15.3.1 (Table 15.G) of the Comprehensive Zoning Ordinance.

Request: This request is to permit the waiver of one off-street loading space where two are required and one will be provided.

Requested Waiver:**Section 15.3.1 (Table 15.G) – Off-Street Loading**

Required: 2 Spaces Provided: 1 Space Waiver: 1 Space

**ITEM 11 – Docket Number: 087-15**

Applicant or Agent: Albert P. Bush III, Brian Gille
Property Location: 1032 Eleonore Street **Zip:** 70115
Bounding Streets: Eleonore St., State St., Coliseum St. & Chestnut St.
Zoning District: RD-2 Two-Family Residential District
Historic District: N/A **Planning District:** 3
Existing Use: Single-Family Residence **Square Number:** 38
Proposed Use: Single-Family Residence **Lot Number:** X
Project Planner: Larry W. Massey (lwmassey@nola.gov)

Request Citation: This request is for variances from the provisions of Article 15, Section 15.5.9(4) and of Article 4, Section 4.5.7 (Table 4.E) of the Comprehensive Zoning Ordinance.

Request: This request is to permit a lot with insufficient lot area and depth, and the construction of a carport in the required side yard with excessive height.

Requested Waivers:**Section 15.5.9(4) – Side Yards (Carport Height)**

Required: 13' Provided: 15'-3" Waiver: 2'-3"

Section 4.5.7 (Table 4.E) – Lot Area (Single-Family Dwelling)

Required: 4,400 ft² Provided: 3,453.75 ft² Waiver: 946.25 ft²

Section 4.5.7 (Table 4.E) – Lot Depth

Required: 90' Provided: 76' Waiver: 14'

**ITEM 12 – Docket Number: 094-15**

Applicant or Agent: Tore Wallin, Arcadia L.L.C.
Property Location: 2401-2403 St. Claude Avenue **Zip:** 70117
Bounding Streets: St. Claude Ave., Music St., St. Roch Ave., & Marais St.
Zoning District: HMC-2 Historic Marigny/Treme Commercial District
Historic District: Faubourg Marigny **Planning District:** 7
Existing Use: Vacant Commercial **Square Number:** 394
Proposed Use: Restaurant **Lot Number:** 1
Project Planner: Arlen D. Brunson (adbrunson@nola.gov)

Request Citation: This request is for a variance from the provisions of Article 15, Section 15.2.1 (Table 15.A) of the Comprehensive Zoning Ordinance.

Request: This request is to permit the renovation of a vacant building for use as a restaurant with insufficient off-street parking.

Requested Waiver:**Section 15.2.1 (Table 15.A) – Off-Street Parking**

Required: 29 Spaces Provided: 0 Spaces (11 grandfathered) Waiver: 18 Spaces

D. BZA Dockets – New Business**ITEM 13 – Docket Number: 098-15**

Applicant or Agent: Sydney Anderson, 309-311 Chartres Development, LLC
Property Location: 309 Chartres Street **Zip:** 70130
Bounding Streets: Chartres St., Bienville St., Exchange Alley, & Conti St.
Zoning District: VCC-2 Vieux Carre Commercial District
Historic District: Vieux Carre **Planning District:** 1b
Existing Use: Retail (1st Floor) and Vacant upper **Square Number:** 37
Proposed Use: Retail (1st Floor) and 6 Residential **Lot Number:** 4
Project Planner: Dubravka Gilic (dgilic@nola.gov)

Request Citation: This request is for variances from the provisions of Article 8, Section 8.5.7 (Table 8.D) and Article 8, Section 8.10.1 of the Comprehensive Zoning Ordinance.

Request: This request is to permit the conversion of an existing mixed-use building to retain ground floor commercial uses and construct six (6) dwelling units with insufficient minimum lot area per dwelling unit and to construct a penthouse resulting in excessive height.

Requested Waivers:**Section 8.10.1 – Minimum Lot Area per Dwelling Unit**

Required: 600 sq. ft. Provided: 505.83 sq. ft. Waiver: 94.17 sq. ft.

Section 8.5.7 (Table 8.D) – Maximum Height from Grade

Permitted: 50' Provided: 53' Waiver: 3'



ITEM 14 – Docket Number: 099-15

Applicant or Agent: Machi Medrzycki, Anna Medrzycki, LLC
Property Location: 6016 Music Street **Zip:** 70122
Bounding Streets: Music St., Vienna St., Madrid St., & St. Roch Av.
Zoning District: RS-2 Single-Family Residential District
Historic District: N/A **Planning District:** 6
Existing Use: Single-Family Residence **Square Number:** 4813
Proposed Use: Single-Family Residence **Lot Number:** 14
Project Planner: Brittany B DesRocher (bbdesrocher@nola.gov)

Request Citation: This request is for variances from the provisions of Article 15, Section 15.2.1 (Table 15.A) and Article 15, Section 15.5.8(4) of the Comprehensive Zoning Ordinance.

Request: This request is to permit the construction of a single-family residence with insufficient off-street parking and stairs that extend more than five (5') feet above grade.

Requested Waivers:**Section 15.2.1 (Table 15.A) – Off-Street Parking**

Required: 2 Spaces Provided: 1 Space Waiver: 1 Space

Section 15.5.8(4) – Front Yards (Stair Height)

Required: 5' Provided: 7.43' Waiver: 2.43'

**ITEM 15 – Docket Number: 100-15**

Applicant or Agent: Charlette Joseph, Darrell Joseph
Property Location: 2131 Spain Street **Zip:** 70117
Bounding Streets: Spain St., N. Miro St., St. Roch Av., & N. Galvez St.
Zoning District: RD-3 Two-Family Residential District
Historic District: N/A **Planning District:** 7
Existing Use: Single-Family Residence **Square Number:** 1062
Proposed Use: Single-Family Residence **Lot Number:** 9
Project Planner: Tyler Antrup (tjantrup@nola.gov)

Request Citation: This request is for variances from the provisions of Article 15, Section 15.2.3 and Article 15, Section 15.6.6 of the Comprehensive Zoning Ordinance.

Request Citation: This request is for a variance from the provisions of Article 15, Section 15.2.3 of the Comprehensive Zoning Ordinance.

Request: This request is to permit off-street parking in the required front yard area. **(AFTER THE FACT)**

Requested Waiver:**Section 15.2.3 - Parking in Front Yards**

Permitted: 0 Spaces Provided: 2 Spaces Waiver: 2 Spaces



ITEM 16 – Docket Number: 101-15

Applicant or Agent: Robert Bandzuch, Zucher, LLC
Property Location: 3707 Annunciation Street **Zip:** 70115
Bounding Streets: Annunciation St., Penniston St., Amelia St., & Laurel St.
Zoning District: RM-2 Multiple-Family Residential District
Historic District: N/A **Planning District:** 2
Existing Use: Vacant Lot **Square Number:** 153
Proposed Use: Single-Family Residence **Lot Number:** 16
Project Planner: Brooke Perry (btperry@nola.gov)

Request Citation: This request is for a variance from the provisions of Article 4, Section 4.9.7 (Table 4.I) of the Comprehensive Zoning Ordinance.

Request: This request is to permit the construction of a single-family residence with insufficient lot width.

Requested Waiver:**Section 4.9.7 (Table 4.I) – Minimum Lot Width (Single-Family)**

Required: 30' Provided: 29'-3" Waiver: 9"

**ITEM 17 – Docket Number: 102-15**

Applicant or Agent: Robert Bandzuch, Zucker LLC
Property Location: 3701 Annunciation Street **Zip:** 70115
Bounding Streets: Annunciation St., Peniston St., Amelia St., & Laurel St.
Zoning District: RM-2 Multiple-Family Residential District
Historic District: N/A **Planning District:** 2
Existing Use: Vacant Lot **Square Number:** 153
Proposed Use: Single-Family Residence **Lot Number:** 17
Project Planner: Brooke Perry (btperry@nola.gov)

Request Citation: This request is for variances from the provisions of Article 4, Section 4.9.7 (Table 4.I) of the Comprehensive Zoning Ordinance.

Request: This request is to permit the construction of a single-family residence with insufficient lot width and insufficient minimum corner side yard width.

Requested Waivers:**Section 4.9.7 (Table 4.I) – Minimum Lot Width (Single-Family)**

Required: 30' Provided: 29'-3" Waiver: 9"

Section 4.9.7 (Table 4.I) – Minimum Corner Side Yard Width

Required: 10' Provided: 3' Waiver: 7'



ITEM 18 – Docket Number: 103-15

Applicant or Agent: Carmen Knight c/o Savoie Construction, Annette Joseph
Property Location: 1627-1629 N. Prieur Street **Zip:** 70116
Bounding Streets: N. Prieur St., Lapeyrouse St., Onzaga St., & N. Johnson St.
Zoning District: RD-3 Two-Family Residential District
Historic District: Esplanade Ridge **Planning District:** 4
Existing Use: Vacant Lot **Square Number:** 902
Proposed Use: Three-Family Residence **Lot Number:** R
Project Planner: Nicolette P. Jones (nipjones@nola.gov)

Request Citation: This request is for the extension of a building permit as per Article 13, Section 13.3.2 of the Comprehensive Zoning Ordinance.

Request: This request is to permit the extension of building permit 13-39134-NEWC for the construction of a non-conforming three-family residence.

Requested Waiver:**Section 13.3.2 – Procedures**

Permitted: 12 Months Proposed: 24 Months

Waiver: 12 Months

**ITEM 19– Docket Number: 104-15**

Applicant or Agent: Jennifer Zurik, Ann C. Fishman
Property Location: 914 Webster Street **Zip:** 70118
Bounding Streets: Webster St., Camp St., Chestnut St., & Henry Clay Ave.
Zoning District: RD-2 Two-Family Residential District
Historic District: N/A **Planning District:** 3
Existing Use: Single-Family Residence **Square Number:** 34
Proposed Use: Single-Family Residence **Lot Number:** 16-A
Project Planner: Cameron Bonnett (cdbonnett@nola.gov)

Request Citation: This request is for a variance from the provisions of Article 4, Section 4.5.7 (Table 4.E) of the Comprehensive Zoning Ordinance.

Request: To permit the construction of an addition onto a single-family residence creating insufficient rear yard depth.

Requested Waiver:**Section 4.5.7 (Table 4.E) – Minimum Rear Yard Depth**

Required: 20' Provided: 18'-10"

Waiver: 2'-1.5"



ITEM 20– Docket Number: 105-15

Applicant or Agent: Jeffrey and Jeanette Weiland
Property Location: 1206 Harmony Street **Zip:** 70115
Bounding Streets: Harmony St., Camp St., Chestnut St., & Pleasant St.
Zoning District: RD-2 Two-Family Residential District
Historic District: Garden District **Planning District:** 2
Existing Use: Single-Family Residence **Square Number:** 160
Proposed Use: Single-Family Residence **Lot Number:** 21
Project Planner: Nicholas Kindel (njkindel@nola.gov)

Request Citation: This request is for a variance from the provisions of Article 15, Section 15.5.12(2) of the Comprehensive Zoning Ordinance

Request: This request is to permit the construction of an accessory structure with excessive coverage of the required rear yard area.

Requested Waiver:**Section 15.5.12(2) – Accessory Buildings and Structures (Rear Yard Coverage)**

Required: ≤ 40% Provided: 55% Waiver: 15%

**ITEM 21– Docket Number: 106-15**

Applicant or Agent: Sawdust Developments, LLC
Property Location: 3709 Annunciation Street **Zip:** 70115
Bounding Streets: Annunciation St., Amelia St., Peniston St., & Laurel St.
Zoning District: RM-2 Multiple-Family Residential District
Historic District: N/A **Planning District:** 2
Existing Use: Vacant Lot **Square Number:** 153
Proposed Use: Single-Family Residence **Lot Number:** 15
Project Planner: Brooke Perry (btperry@nola.gov)

Request Citation: This request is for a variance from the provisions of Article 4, Section 4.9.7 (Table 4.1) of the Comprehensive Zoning Ordinance.

Request: This request is to permit the construction of a single-family residence with insufficient lot width.

Requested Waiver:**Section 4.9.7 (Table 4.1) – Minimum Lot Width (Single-Family)**

Required: 30' Proposed: 29'-3" Waiver: 9"



ITEM 22– Docket Number: 107-15

Applicant or Agent: G. Wogan Bernard, Christopher J Bruno
Property Location: 170 Audubon Boulevard **Zip:** 70118
Bounding Streets: Audubon Blvd., Hickory St., S. Claiborne Av., Audubon St.
Zoning District: RS-1 Single-Family Residential District
Historic District: N/A **Planning District:** 3
Existing Use: Single-Family Residence **Square Number:** D
Proposed Use: Single-Family Residence **Lot Number:** 26, 28, 30, 32
Project Planner: Laura Banos (lbbanos@nola.gov)

Request Citation: This request is for a variance from the provision of Article 15, Section 15.6.1 of the Comprehensive Zoning Ordinance.

Request: This request is to permit the construction of a fence with excessive height.

Requested Waiver:**Section 15.6.1 - Fence Height**

Required: 7' Provided: 11' Waiver: 4'

**ITEM 23– Docket Number: 108-15**

Applicant or Agent: Robert Mora, Ronald Lipton
Property Location: 534 Arabella Street **Zip:** 70115
Bounding Streets: Arabella St., Patton St., Laurel St., & Nashville Av.
Zoning District: RD-4 Two-Family Residential District
Historic District: N/A **Planning District:** 3
Existing Use: Single-Family Residence **Square Number:** 17
Proposed Use: Single-Family Residence **Lot Number:** A (Proposed B-1)
Project Planner: Kelly Butler (kgbutler@nola.gov)

Request Citation: This request is for variances from the provisions of Article 4, Section 4.7.7 (Table 4.G) of the Comprehensive Zoning Ordinance.

Request: This request is in conjunction with Subdivision Docket 062/15, to permit the creation of a lot with insufficient minimum lot area and insufficient aggregate width of side yards.

Requested Waivers:**Section 4.7.7 (Table 4.G) – Minimum Lot Area**

Required: 3,600 sq. ft. Provided: 2,733 sq. ft. Waiver: 867 sq. ft.

Section 4.7.7 (Table 4.G) – Minimum Aggregate Width of Side Yards

Required: 20% Provided: 18% Waiver: 2%



ITEM 24– Docket Number: 109-15

Applicant or Agent: Brian Gille, Fred S. Boughton, Jr.
Property Location: 1325 Jefferson Street **Zip:** 70115
Bounding Streets: Jefferson Ave., Prytania St., Leontine St., & Perrier St.
Zoning District: RD-2 Two-Family Residential District
Historic District: N/A **Planning District:** 3
Existing Use: Single-Family Residence **Square Number:** 352
Proposed Use: Single-Family Residence **Lot Number:** K
Project Planner: Sabine Lebailleur (selebailleur@nola.gov)

Request Citation: This request is for a variance from the provisions of Article 15, Section 15.2.3 of the Comprehensive Zoning Ordinance.

Request: This request is to permit one (1) off-street parking space in the required front yard area.

Requested Waiver:**Section 15.2.3 – Parking in Front Yards**

Required: 0 Spaces Provided: 1 Space Waiver: 1 Space

**ITEM 25– Docket Number: 110-15**

Applicant or Agent: Brian Gille, Whiton Paine
Property Location: 329 Joseph Street **Zip:** 70115
Bounding Streets: Joseph St., Annunciation St., Tchoupitoulas St., & Octavia St.
Zoning District: RD-4 Two-Family Residential District
Historic District: N/A **Planning District:** 3
Existing Use: Single-Family Residence **Square Number:** 130
Proposed Use: Single-Family Residence **Lot Number:** 5, 6
Project Planner: Valerie McMillan (vamcmillan@nola.gov)

Request Citation: This request is for a variance from the provisions of Article 4, Section 4.7.7 (Table 4.G) of the Comprehensive Zoning Ordinance.

Request: This request is to permit an addition to a single-family residence with insufficient minimum depth of rear yard.

Requested Waiver:**Section 4.7.7 (Table 4.G) – Minimum Depth of Rear Yard**

Required: 20' Provided: 11'-5" Waiver: 8'-7"



ITEM 26– Docket Number: 111-15

Applicant or Agent: Brian R. Weiss
Property Location: 4209 St. Ann Street **Zip:** 70119
Bounding Streets: St. Ann St., N. Solomon St., N. Hennessy St., & Dumaine St.
Zoning District: LRD-2 Lakewood/Parkview Two-Family Residential District
Historic District: N/A **Planning District:** 5
Existing Use: Single-Family Residence **Square Number:** 567
Proposed Use: Single-Family Residence **Lot Number:** 7
Project Planner: Laura Banos (lbbanos@nola.gov)

Request Citation: This request is for a variance from the provisions of Article 15, Section 15.6.1 of the Comprehensive Zoning Ordinance.

Request: This request is to permit the construction of a fence with excessive height. **(AFTER THE FACT)**

Requested Waiver:

Section 15.6.1 - Fence Height

Required: 7' Provided: 8' Waiver: 1'



ITEM 27– Docket Number: 112-15

Applicant or Agent: James and Christian Ellingsworth
Property Location: 185 30th Street **Zip:** 70124
Bounding Streets: 30th St., Fleur de Lis Dr., Pontchartrain Blvd., & 32nd St.
Zoning District: LRS-1 Lakeview Single-Family Residential District
Historic District: N/A **Planning District:** 5
Existing Use: Vacant Lot **Square Number:** 18
Proposed Use: Single-Family Residence **Lot Number:** 32, 33
Project Planner: Kelly Butler (kgbutler@nola.gov)

Request Citation: This request is for a variance from the provisions of Article 15, Section 15.5.12 of the Comprehensive Zoning Ordinance.

Request: This request is to permit the construction of an accessory garage located in the required front yard.

Requested Waiver:

Section 15.5.12 – Location of Accessory Buildings

Required: Not Permitted in Front Yard
 Provided: Accessory Building in Front Yard
 Waiver: Accessory Building in Front Yard



ITEM 28– Docket Number: 113-15

Applicant or Agent: Scott T. Zander, Robert K. Phillips
Property Location: 546 Joseph Street **Zip:** 70115
Bounding Streets: Joseph St., Patton St., Constance St., & Arabella St.
Zoning District: RD-4 Two-Family Residential District
Historic District: N/A **Planning District:** 3
Existing Use: Single-Family Residence **Square Number:** 19
Proposed Use: Single-Family Residence **Lot Number:** 6-A
Project Planner: Nicolette P. Jones (nipjones@nola.gov)

Request Citation: This request is for a variance from the provisions of Article 15, Section 15.5.12(4) of the Comprehensive Zoning Ordinance.

Request: To permit the construction of an accessory building with excessive height.

Requested Waiver:

Section 15.5.12(4) - Accessory Building and Structures Height

Required: 14' Provided: 23'-11.5" Waiver: 9'-11.5"



ITEM 29– Docket Number: 114-15

Applicant or Agent: Holly & Smith Architects, Fillmore Hospitality
Property Location: 632 Tchoupitoulas Street **Zip:** 70130
Bounding Streets: Tchoupitoulas St., Lafayette St., Girod St., & Commerce St.
Zoning District: CBD-8 Central Business District
Historic District: Warehouse District **Planning District:** 1a
Existing Use: Vacant Lot **Square Number:** 60
Proposed Use: Hotel **Lot Number:** 2, 3, 4, 26, 27, 55A,
Project Planner: Tyler Antrup, Dubravka Gilic (tjantrup@nola.gov) 57, 59, 61

Request Citation: This request is for variances from the provisions of Article 6, Section 6.9.7 (Table 6.I), Article 15, Section 15.2.1 (Table 15.A), and Article 15, Section 15.3.1 (Table 15.G) of the Comprehensive Zoning Ordinance.

Request: This request is to permit the construction of a hotel with insufficient minimum open space ratio, insufficient minimum interior lot setback from lowest residential level with windows, insufficient off-street parking, and insufficient off-street loading.

Requested Waivers:**Section 6.9.7 (Table 6.I) – Open Space Ratio**

Required: 1,560 sq. ft. Provided: 0 sq. ft. Waiver: 1,560 sq. ft.

Section 6.9.7 (Table 6.I) – Minimum Interior Lot Building Setback

Required: 20' Provided: 0' Waiver: 20'

Section 15.2.1 (Table 15.A) – Off-Street Parking

Required: 54 Spaces Provided: 0 Spaces Waiver: 54 Spaces

Section 15.3.1 (Table 15.G) – Off-Street Loading

Required: 3 Spaces Provided: 0 Spaces Waiver: 3 Spaces



ITEM 30– Docket Number: 115-15

Applicant or Agent: Jeffrey Treffinger, Geron K. Box
Property Location: 3337 St. Philip Street **Zip:** 70119
Bounding Streets: St. Phillip St., Moss St., N. Hagan St., & Bell St.
Zoning District: RD-2 Two-Family Residential District
Historic District: Esplanade Ridge **Planning District:** 4
Existing Use: Single-Family Residence **Square Number:** 464
Proposed Use: Single-Family Residence **Lot Number:** X
Project Planner: Stosh Kozlowski (sakozlowski@nola.gov)

Request Citation: This request is for variances from the provisions of Article 4, Section 4.5.7 (Table 4.E) of the Comprehensive Zoning Ordinance.

Request: To permit the construction of an addition onto a single-family residence creating insufficient rear yard depth and insufficient minimum side yard width.

Requested Waivers:**Section 4.5.7 (Table 4.E) – Minimum Rear Yard Depth**

Required: 20' Provided: 3' (5'-2 ½" existing) Waiver: 2'-2 ¼"

Section 4.5.7 (Table 4.E) – Minimum Side Yard Width

Required: 3' Provided: 2'-4" (existing) Waiver: 8"

**ITEM 31– Docket Number: 116-15**

Applicant or Agent: Rafael Rafidi, RGBB, LLC
Property Location: 2509 Frenchmen Street **Zip:** 70119
Bounding Streets: Frenchmen St., N. Dorgenois St., Law St., & Elysian Fields Av.
Zoning District: RD-3 Two-Family Residential District
Historic District: N/A **Planning District:** 4
Existing Use: Vacant Lot **Square Number:** 1377
Proposed Use: Single-Family Residence **Lot Number:** M
Project Planner: Sabine Lebailleux (selebailleux@nola.gov)

Request Citation: This request is for a variance from the provisions of Article 4, Section 4.6.7 (Table 4.F).

Request: This request is to permit the construction of a single-family residence with insufficient minimum depth of rear yard.

Requested Waiver:**Section 4.6.7 (Table 4.F) – Minimum Depth of Rear Yard**

Required: 20' Provided: 7'-6" Waiver: 12'-6"



ITEM 32– Docket Number: 117-15

Applicant or Agent: Ready Power, Katherine and Jeffrey Baumgarten
Property Location: 5 Dunleith Court **Zip:** 70118
Bounding Streets: Dunleith Ct., Audubon St., Broadway St., & Maple St.
Zoning District: RS-1 Single-Family Residential District
Historic District: N/A **Planning District:** 3
Existing Use: Single-Family Residence **Square Number:** 75
Proposed Use: Single-Family Residence **Lot Number:** 5
Project Planner: Nicholas Kindel (njkindel@nola.gov)

Request Citation: This request is for a variance from the provisions of Article 15, Section 15.5.12(2) and of the Comprehensive Zoning Ordinance.

Request: This request is to permit the construction of an accessory building with insufficient minimum side yard setback.

Requested Waiver:**Section 15.5.12(2) - Accessory Buildings (Side Yards - Distance from Side Property Line)**

Required: 3' Provided: 1'-6" Waiver: 1'-6"

**ITEM 33– Docket Number: 118-15**

Applicant or Agent: Byron J. Oncale, Blue Jay Real Estate, LLC
Property Location: 415 N.O. Hammond Highway **Zip:** 70124
Bounding Streets: N.O. Hammond Hwy., E. Hazeur Line, Robert E. Lee Blvd., & Regent St.
Zoning District: LRS-1 Lakeview Single-Family Residential District
Historic District: N/A **Planning District:** 5
Existing Use: Vacant Lot **Square Number:** R
Proposed Use: Single-Family Residence **Lot Number:** 85, 86, 87 (Proposed 85A2)
Project Planner: Nicholas Kindel (njkindel@nola.gov)

Request Citation: This request is for a variance from the provisions of Article 9A, Section 9A.1.7 (Table 9A.A) of the Comprehensive Zoning Ordinance.

Request: This request is in conjunction with Subdivision Docket 18/15, to permit the creation of a lot with insufficient minimum lot area.

Requested Waiver:**Section 9A.1.7 (Table 9A.A) – Minimum Lot Area**

Required: 5,000 sq. ft. Provided: 4,558 sq. ft. Waiver: 442 sq. ft.



ITEM 34– Docket Number: 119-15

Applicant or Agent: Byron J. Oncale, Blue Jay Real Estate, LLC
Property Location: 421 N.O. Hammond Highway **Zip:** 70124
Bounding Streets: N.O. Hammond Hwy., E. Hazeur Line, Robert E. Lee Blvd., & Regent St.
Zoning District: LRS-1 Lakeview Single-Family Residential District
Historic District: N/A **Planning District:** 5
Existing Use: Vacant Lot **Square Number:** R
Proposed Use: Single-Family Residence **Lot Number:** 89, 88, 87
Project Planner: Nicholas Kindel (njkindel@nola.gov) (Proposed 85A1)

Request Citation: This request is for a variance from the provisions of Article 9A, Section 9A.1.7 (Table 9A.A) of the Comprehensive Zoning Ordinance.

Request: This request is in conjunction with Subdivision Docket 18/15, to permit the creation of a lot with insufficient minimum lot area.

Requested Waiver:**Section 9A.1.7 (Table 9A.A) – Minimum Lot Area**

Required: 5,000 sq. ft. Provided: 4,558 sq. ft.

Waiver: 442 sq. ft.

**ITEM 35– Docket Number: 120-15**

Applicant or Agent: Joseph Hermo
Property Location: 6744 General Haig Street **Zip:** 70124
Bounding Streets: General Haig St., Chapelle St., Fillmore St., & Orleans Ave.
Zoning District: LRS-1 Lakeview Single-Family Residential District
Historic District: N/A **Planning District:** 5
Existing Use: Two-Family Residence **Square Number:** 128
Proposed Use: Two-Family Residence (Party Wall) **Lot Number:** 11, Pt. 10
Project Planner: Arlen D Brunson (adbrunson@nola.gov) (Proposed 11-A)

Request Citation: This request is for a variance from the provisions of Article 9A, Section 9A.1.7 (Table 9A.A) of the Comprehensive Zoning Ordinance.

Request: This request is in conjunction with Subdivision Docket 111/13, to permit the creation of a lot with insufficient minimum lot width.

Requested Waiver:**Section 9A.1.7 (Table 9A.A) – Minimum Lot Width**

Required: 40'

Proposed: 38.23'

Waiver: 1.75'



ITEM 36– Docket Number: 121-15

Applicant or Agent: Joseph Hermo
Property Location: 6749 General Haig Street **Zip:** 70124
Bounding Streets: General Haig St., Chapelle St., Fillmore St., & Orleans Ave.
Zoning District: LRS-1 Lakeview Single-Family Residential District
Historic District: N/A **Planning District:** 5
Existing Use: Two-Family Residence **Square Number:** 128
Proposed Use: Two-Family Residence (Party Wall) **Lot Number:** Pt. 10, 9
Project Planner: Arlen D Brunson (adbrunson@nola.gov) (Proposed 9A)

Request Citation: This request is for a variance from the provisions of Article 9A, Section 9A.1.7 (Table 9A.A) of the Comprehensive Zoning Ordinance.

Request: This request is in conjunction with Subdivision Docket 111/13, to permit the creation of a lot with insufficient minimum lot width.

Requested Waiver:**Section 9A.1.7 (Table 9A.A) – Minimum Lot Width**

Required: 40' Proposed: 36.75' Waiver: 3.25'

**ITEM 37– Docket Number: 122-15**

Applicant or Agent: John Underwood
Property Location: 2122 Josephine Street **Zip:** 70113
Bounding Streets: Josephine St., Simon Bolivar St., S. Saratoga St., & Jackson Ave.
Zoning District: RM-4 Multiple-Family Residential District
Historic District: N/A **Planning District:** 2
Existing Use: Single-Family Residence **Square Number:** 298
Proposed Use: Single-Family Residence **Lot Number:** Y
Project Planner: Brittany B DesRocher (bbdesrocher@nola.gov)

Request Citation: This request is for variances from the provisions of Article 4, Section 4.12.7 (Table 4.L) and Article 15, Section 15.2.1 (Table 15.A) of the Comprehensive Zoning Ordinance.

Request: This request is to permit the conversion of a single-family residence to a two-family residence with insufficient side yard setback and insufficient off-street parking.

Requested Waivers:**Article 4, Section 4.12.7 (Table 4.L) – Minimum Side Yard Width (Saratoga St. Side)**

Required: 3' Provided: 2'-10" Waiver: 2"

Article 4, Section 4.12.7 (Table 4.L) – Area Regulations (Minimum Side Yard Setback)

Required: 3' Provided: 1'-7" Waiver: 1'-5"



ITEM 38– Docket Number: 123-15

Applicant or Agent: Nicole Webre, Turnball Bakeries Inc. of LA
Property Location: Proposed 527 First Street **Zip:** 70130
Bounding Streets: St. Thomas St., First St., Soraparu, & Rousseau St.
Zoning District: LI Light Industrial District
Historic District: Irish Channel **Planning District:** 2
Existing Use: Industrial **Square Number:** 46
Proposed Use: Single-Family Residence **Lot Number:** 97, 100 (Proposed 100A)
Project Planner: Arlen D Brunson, Stephen Kroll (adbrunson@nola.gov)

Request Citation: This request is for a variance from the provisions of Article 4, Section 4.6.7 (Table 4.F).

Request: This request is to permit the construction of a single-family residence with insufficient minimum depth of front yard.

Requested Waiver:**Section 4.6.7 (Table 4.F) – Minimum Depth of Front Yard**

Required: 20' Provided: 3' Waiver: 17'

**ITEM 39– Docket Number: 124-15**

Applicant or Agent: Nicole Webre, Turnbull Bakeries Inc. of LA
Property Location: Proposed 2350 St. Thomas Street **Zip:** 70130
Bounding Streets: St. Thomas St., First St., Soraparu St., & Rousseau St.
Zoning District: LI Light Industrial District
Historic District: Irish Channel **Planning District:** 2
Existing Use: Industrial **Square Number:** 46
Proposed Use: Single-Family Residence **Lot Number:** 1, 2, 3, 4 (Proposed 3A)
Project Planner: Arlen D Brunson, Stephen Kroll (adbrunson@nola.gov)

Request Citation: This request is for variances from the provisions of Article 4, Section 4.6.7 (Table 4.F).

Request: This request is to permit the construction of a single-family residence with insufficient minimum lot area, and insufficient minimum depth of front yard.

Requested Waivers:**Section 4.5.7 (Table 4.E) – Minimum Lot Area**

Required: 3,600 sq. ft. Provided: 3,365.05 sq. ft. Waiver: 234.95 sq. ft.

Section 4.6.7 (Table 4.F) – Minimum Depth of Front Yard

Required: 20' Provided: 5' Waiver: 15'



ITEM 40– Docket Number: 125-15

Applicant or Agent: Nicole Webre, Turnbull Bakeries Inc. of LA
Property Location: Proposed 2374 St. Thomas Street **Zip:** 70130
Bounding Streets: St. Thomas St., First St., Soraparu St., & Rousseau St.
Zoning District: LI Light Industrial District
Historic District: Irish Channel **Planning District:** 2
Existing Use: Industrial **Square Number:** 46
Proposed Use: Single-Family Residence **Lot Number:** 103 & 104 (Proposed 104A)
Project Planner: Arlen D Brunson, Stephen Kroll (adbrunson@nola.gov)

Request Citation: This request is for a variance from the provisions of Article 4, Section 4.6.7 (Table 4.F).

Request: This request is to permit the construction of a single-family residence with insufficient minimum depth of front yard.

Requested Waiver:**Section 4.6.7 (Table 4.F) – Minimum Depth of Front Yard**

Required: 20' Provided: 5' Waiver: 15'

**ITEM 41– Docket Number: 126-15**

Applicant or Agent: Nicole Webre, Turnball Bakeries Inc.
Property Location: Proposed 2346 St. Thomas Street **Zip:** 70130
Bounding Streets: St. Thomas St., First St., Soparu St., & Rousseau St.
Zoning District: LI Light Industrial District
Historic District: Irish Channel **Planning District:** 2
Existing Use: Industrial **Square Number:** 46
Proposed Use: Single-Family Residence **Lot Number:** 1, 2, 3, 4 (Proposed 2A)
Project Planner: Arlen D Brunson, Stephen Kroll (adbrunson@nola.gov)

Request Citation: This request is for variances from the provisions of Article 4, Section 4.6.7 (Table 4.F).

Request: This request is to permit the construction of a single-family residence with insufficient minimum lot width and insufficient minimum depth of front yard.

Requested Waivers:**Section 4.6.7 (Table 4.F) – Minimum Lot Width**

Required: 30' Provided: 29'-10" Waiver: 2"

Section 4.6.7 (Table 4.F) – Minimum Depth of Front Yard

Required: 20' Provided: 5' Waiver: 15'



ITEM 42– Docket Number: 127-15

Applicant or Agent: Harry Baker Smith Architects, Donna W. Levin
Property Location: 917 Conti Street **Zip:** 70112
Bounding Streets: Conti St., Burgundy St., St. Louis St., & Dauphine St.
Zoning District: VCR-1 Vieux Carre Residential District
Historic District: N/A **Planning District:** 1b
Existing Use: Museum **Square Number:** 91
Proposed Use: Multiple-Family Residential (18 units) **Lot Number:** D22, 23 & 24
Project Planner: Brittany B DesRocher, Dubravka Gilic (bbdesrocher@nola.gov)

Request Citation: This request is for a variance from the provisions of Article 8, Section 8.2.7 (Table 8.A) of the Comprehensive Zoning Ordinance.

Request: This request is to permit the conversion of a museum into eighteen (18) dwelling units with insufficient minimum lot area per dwelling unit.

Requested Waiver:**Section 8.2.7 (Table 8A) – Minimum Lot Area per Dwelling Unit**

Required: 16,200 sq. ft. Provided: 12,055 sq. ft.

Waiver: 4,145 sq. ft.

**ITEM 43– Docket Number: 128-15**

Applicant or Agent: Amy S. Reggio, Compass Points Events, LLC
Property Location: 200 Opelousas Avenue **Zip:** 70114
Bounding Streets: Opelousas Ave., Powder St., Eliza St., & Slidell St.
Zoning District: C-2 General Commercial District
Historic District: Algiers Point **Planning District:** 12
Existing Use: Office **Square Number:** 89-A & 121
Proposed Use: Reception Facility **Lot Number:** T, X, X-2, X-3A, C,
Project Planner: Sabine Lebailleur (selebailleur@nola.gov)

Request Citation: This request is for a variance from the provisions of Article 15, Section 15.2.1 (Table 15.A) of the Comprehensive Zoning Ordinance.

Request: This request is to permit a reception facility with insufficient off-street parking.

Requested Waiver:**Section 15.2.1 (Table 15.A) – Off-Street Parking**

Required: 25 Spaces Provided: 9 Spaces (12 Grandfathered)

Waiver: 4 Spaces



ITEM 44– Docket Number: 129-15

Applicant or Agent: Dennis Budd, Gass Architects, Tarun Jolly, Rupa Jolly
Property Location: 3 Audubon Place **Zip:** 70118
Bounding Streets: Audubon Pl., Feret St., St. Charles Av. & Tulane Univ.
Zoning District: RS-1 Single-Family Residential District
Historic District: N/A **Planning District:** 3
Existing Use: Single-Family Residence **Square Number:** 1
Proposed Use: Single-Family Residence **Lot Number:** 3
Project Planner: Larry Massey (lwmassey@nola.gov)

Request Citation: This request is for variances from the provisions of Article 15, Section 15.5.9(4) and Article 15, Section 15.5.12(4) of the Comprehensive Zoning Ordinance.

Request: To permit the construction of an accessory structure with excessive height and to permit a carport with insufficient minimum side yard setback.

Requested Waivers:**Section 15.5.9(4) - Side Yards (Carport Side Yard Setback)**

Required: 3' Provided: 0' Waiver: 3'

Article 15, Section 15.5.12(4) - Accessory Building and Structures Height

Required: 14' Provided: 25'-2" Waiver: 11'-2"

**ITEM 45– Docket Number: 130-15**

Applicant or Agent: Logistics Park, LLC
Property Location: 4621 Chestnut Street **Zip:** 70115
Bounding Streets: Chestnut St., Valence St., Cadiz St., & Coliseum St.
Zoning District: RD-2 Two-Family Residential District
Historic District: N/A **Planning District:** 3
Existing Use: Two-Family Residence **Square Number:** 292
Proposed Use: Single-Family Residence **Lot Number:** A
Project Planner: Brooke Perry (btperry@nola.gov)

Request Citation: This request is for a variance from the provisions of Article 4, Section 4.5.7 (Table 4.E) of the Comprehensive Zoning Ordinance.

Request: This request is to permit the construction of a single-family residence with insufficient minimum lot area and insufficient minimum width.

Requested Waivers:**Section 4.5.7 (Table 4.E) – Minimum Lot Area**

Required: 4,400 sq. ft. Provided: 2,929.5 sq. ft. Waiver: 1,470.5 sq. ft.

Section 4.5.7 (Table 4.E) – Minimum Lot Width

Required: 40' Provided: 18.9' Waiver: 21.1'

E. Adjournment